

AKERMAN SENTERFITT LLP

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7 *Attorneys for Defendants Federal*  
8 *National Mortgage Association*  
*and Bank of America, N.A.*

9  
10 UNITED STATES DISTRICT COURT  
11 DISTRICT OF NEVADA

12  
13 NARDEEP GILL,

14 Plaintiff,

15 v.

16 NATIONAL DEFAULT SERVICING  
17 CORPORATION and THE FEDERAL  
NATIONAL MORTGAGE ASS. and BANK OF  
AMERICA, N.A. and DOES I-XX, inclusive,

18 Defendants.

Case No.: 2:12-cv-00190-MMD-CWH

~~Proposed~~  
ORDER CANCELING LIS PENDENS

19 This Court issued an order granting plaintiff Nardeep Gill's (**plaintiff**), and defendants  
20 Federal National Mortgage Association (**Fannie Mae**) and Bank of America, N.A.'s (**BANA** and,  
21 together with Fannie Mae, **defendants**), stipulation and order for dismissal with prejudice [Dkt. 29]  
22 on August 23, 2012 [Dkt. 30].

23 Defendants request that the *lis pendenses* currently recorded against the subject property by  
24 plaintiff be canceled.

25 The Court finds that plaintiff recorded a notice of *lis pendens* against the property located at  
26 4723 Double Down Drive, #102, Las Vegas, Nevada 89122 (APN: 161-21-815-023) on January 17,  
27 2012, as Instrument No. 201201170000696, in the real property records maintained by the Clark  
28 County Recorder (**First Lis Pendens**), and that plaintiff recorded another notice of *lis pendens*

1 against the property located at 4723 Double Down Drive, #102, Las Vegas, Nevada 89122 (APN:  
2 161-21-815-023) on February 13, 2012, as Instrument No. 201202130000543, in the real property  
3 records maintained by the Clark County Recorder (**Second *Lis Pendens***). Copies of the First and  
4 Second *Lis Pendenses* are attached hereto as **Exhibits A** and **B**, respectively, and fully incorporated  
5 by reference.

6 UPON CONSIDERATION of defendants' request to cancel the First and Second *Lis*  
7 *Pendens*, and good cause appearing therefore, the Court hereby grants defendants their requested  
8 relief and rules as follows:

9 1. IT IS ORDERED, ADJUDGED, and DECREED that the First and Second *Lis*  
10 *Pendenses* are hereby cancelled, released, and expunged.

11 2. IT IS FURTHER ORDERED, ADJUDGED and DECREED that this order canceling  
12 the First and Second *Lis Pendenses* has the same effect as an expungement of the original First and  
13 Second *Lis Pendenses*.

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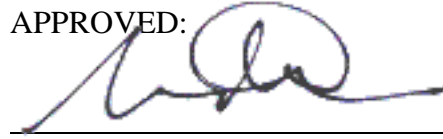
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28 ///

3. IT IS FURTHER ORDERED, ADJUDGED and DECREED that defendants shall record a properly certified copy of this cancellation order in the real property records of Clark County, Nevada within a reasonable amount of time from the date of this order's issue.

APPROVED:



UNITED STATES DISTRICT JUDGE

Dated: November 6, 2012

Submitted by:

**AKERMAN SENTERFITT LLP**

/s/ Christina S. Bhirud

ARIEL E. STERN, ESQ.

Nevada Bar No. 8276

CHRISTINA S. BHIRUD, ESQ.

Nevada Bar No. 11462

1160 Town Center Drive, Suite 330

Las Vegas, Nevada 89144

*Attorneys for Defendants Federal  
National Mortgage Association  
and Bank of America, N.A.*

AKERMAN SENTERFITT LLP

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TEL.: (702) 634-5000 – FAX: (702) 380-8572

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that, on the 23rd day of August, 2012, I served via CM/ECF and/or deposited for mailing in the U.S. Mail a true and correct copy of the foregoing **[PROPOSED]** **ORDER CANCELING LIS PENDENS**, postage prepaid (if necessary) and addressed to:

Nardeep Gill  
4723 Double Down Drive  
Unit 102  
Las Vegas, NV 89122-2509  
*Plaintiff Pro Se*

/s/ Adam Crawford  
An employee of AKERMAN SENTERFITT LLP

AKERMAN SENTERFITT LLP

1160 TOWN CENTER DRIVE, SUITE 330  
LAS VEGAS, NEVADA 89144  
TEL.: (702) 634-5000 – FAX: (702) 380-8572

## **EXHIBIT A**

## **EXHIBIT A**

Inst #: 201201170000696

Fees: \$19.00

N/C Fee: \$0.00

01/17/2012 10:01:12 AM

Receipt #: 1037138

Requestor:

NARDEEP GILL

Recorded By: MJM Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

Must be typed or printed clearly in black ink only.

APN# 161-21-815-023

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>

**TITLE OF DOCUMENT (DO NOT Abbreviate)**

Notice of Lis Pendens

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Nardeep Gill

Return to:

Name Nardeep Gill

Address 4723 Double Down Dr. Unit #102

City/State/Zip Las Vegas, NV 89122

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

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**NOTE**

NARDEEP GILL

*In Propria Persona*

4723 Double Down Dr. Unit 102

Las Vegas, NV 89122-2509

**FILED**

JAN 17 9 31 AM '12

**DISTRICT COURT**

**CLARK COUNTY NEVADA** *Ann L. Shuman*  
CLERK OF THE COURT

NARDEEP GILL

Plaintiff

V.

NATIONAL DEFAULT SERVICING  
Corporation, and THE FEDERAL  
NATIONAL MORTGAGE ASS. And  
BANK OF AMERICA N.A. and  
DOES 1- XX inclusive.

Defendants

Case No.: A-12-654686-C

Dept No.: XXXII

**NOTICE OF LIS PENDENS**

NOTICE is given that the above entitled action was filed in the above entitled court on  
January 13, 2012 by property owner NARDEEP GILL, Plaintiff, against BOA N.A., FANNIE MAE,  
and FEDERAL NATIONAL MORTGAGE ASS., Defendants. The action affects title to:

4723 Double Down Dr., #102, Las Vegas, NV 89122

Or the right to possession of the GILL property in the above entitled case.

The GILL property affected by the action is located in Clark County Nevada and is described  
as:

Tax Parcel No.: 161-21-815-023

Title Report No.: 61101437

DATED: January 17<sup>th</sup>, 2012.

By:

*N. Gill*

NARDEEP GILL

4723 Double Down Dr. #102

Las Vegas, NV 89122

**VERIFICATION**

1. I, NARDEEP GILL, *Sui Juris*, Plaintiff of the above entitled action. I have personal knowledge of the matters set forth herein, except as to matters stated upon information and belief and as to those matters I believe to be true.
2. That the facts contained therein are true and correct and are incorporated by reference as though fully set forth herein is done so as not to submit duplicitous content to this Court.
3. Plaintiff, in the above entitled action, hereby verify under penalty of perjury, under the laws of the **United States of America**, that the above statement of and belief, so help me God, Pursuant to 28 U.S.C. 1746(1).

DATED: January 17<sup>th</sup> 2012

Signed:   
NARDEEP GILL


**CERTIFICATE OF SERVICE**

I hereby acknowledge and certify that on the 17<sup>th</sup> day of January 20, 2012, I filed a **NOTICE OF LIS PENDENS** with the Nevada Justice Court 8<sup>th</sup> Judicial District of Clark County and delivered to Clark County Records' Office and by Certified U.S. Mail, prepaid, a true copy to the following at their last known address.

Bank of America N.A.  
C/O CT Corporate System  
818 West Seventh St 2<sup>nd</sup> Floor  
Los Angeles, CA 90017

Fannie Mae  
Attn: Legal Dept  
3900 Wisconsin Av., NW  
Washington D.C., 20016

National Default Servicing Corp.  
C/O The Corp. Trust Co. of Nevada  
311 S. Division St.  
Carson, City NV 89703

  
Sarabjit Singh  
771 E. Horizon Dr  
Henderson, NV 89002



## **EXHIBIT B**

## **EXHIBIT B**

Inst #: 201202130000543

Fees: \$19.00

N/C Fee: \$0.00

02/13/2012 10:54:06 AM

Receipt #: 1064337

Requestor:

NORDEEP GILL

Recorded By: MJM Pgs: 3

DEBBIE CONWAY

CLARK COUNTY RECORDER

**RECORDING COVER PAGE**

Must be typed or printed clearly in black ink only.

APN# 161-21-815-023

11 digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrrealprop/owner.aspx>

**TITLE OF DOCUMENT (DO NOT Abbreviate)**

Notice Lis Pendens

Title of the Document on cover page must be EXACTLY as it appears on the first page of the document to be recorded.

Recording requested by:

Nardeep Gill

Return to:

Name Nardeep Gill

Address 4723 Double Down Dr., Unit 102

City/State/Zip Las Vegas, NV 89122-2509

This page provides additional information required by NRS 111.312 Sections 1-2.

An additional recording fee of \$1.00 will apply.

To print this document properly—do not use page scaling.

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✓  
FILED  
ENTERED SERVED ON  
CLERK OF COURT  
DISTRICT OF NEVADA

2012 FEB 13 A 9:36

COURT  
DISTRICT OF NEVADA

BY \_\_\_\_\_ DEPUTY

**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

**NARDEEP GILL**

**Plaintiff**

**V.**

**NATIONAL DEFAULT SERVICING  
Corporation, and THE FEDERAL  
NATIONAL MORTGAGE ASS. And  
BANK OF AMERICA N.A. and  
DOES 1- XX inclusive.**

**Defendants**

**Case No.: 2:12-CV-00190-RCJ-CWH**

**NOTICE OF LIS PENDENS**

NOTICE is given that the above entitled action was filed in the above entitled court on February 6, 2012 by property owner NARDEEP GILL, Plaintiff, against BOA N.A., FANNIE MAE, and FEDERAL NATIONAL MORTGAGE ASS., Defendants. The action affects title to:

4723 Double Down Dr., #102, Las Vegas, NV 89122

Or the right to possession of the GILL property in the above entitled case.

The GILL property affected by the action is located in Clark County Nevada and is described as:

Tax Parcel No.: 161-21-815-023  
Title Report No.: 61101437

DATED: February 13<sup>th</sup>, 2012.

By:



**NARDEEP GILL  
4723 Double Down Dr. #102  
Las Vegas, NV 89122**

**VERIFICATION**

1. I, NARDEEP GILL, Sui Juris, Plaintiff of the above entitled action. I have personal knowledge of the matters set forth herein, except as to matters stated upon information and belief and as to those matters I believe to be true.
2. That the facts contained therein are true and correct and are incorporated by reference as though fully set forth herein is done so as not to submit duplicitous content to this Court.
3. Plaintiff, in the above entitled action, hereby verify under penalty of perjury, under the laws of the **United States of America**, that the above statement of and belief, so help me God, Pursuant to 28 U.S.C. 1746(1).

DATED: February 13<sup>th</sup> 2012

Signed:   
NARDEEP GILL

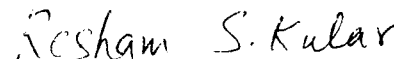
**CERTIFICATE OF SERVICE**

I hereby acknowledge and certify that on the 13<sup>th</sup> day of February, 2012, I filed a **NOTICE OF LIS PENDENS** with the United States District Court, District of Nevada and personally delivered to Clark County Records' Office and by Certified U.S. Mail, prepaid, a true copy to the following at their last known address.

Akerman Senterfitt LLP  
1160 Town Center Dr., Suite 330  
Las Vegas, NV 89114

*Attorneys for Defendants Bank of  
America, N.A. and Fannie Mae*

National Default Servicing Corp.  
C/O The Corp. Trust Co. of Nevada  
311 S. Division St.  
Carson, City NV 89703

  
Resham Kular  
Las Vegas, NV